



CALIFORNIA STATE PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694

STATE PUBLIC WORKS BOARD
May 10, 2002

MINUTES

PRESENT:

Ms. Annette Porini, Chief Deputy Director, Department of Finance
Mr. Dennis Dunne, Chief Deputy Director, Department of General Services
Mr. Bob Garcia, Chief Financial Officer, Department of Transportation
Mr. Cindy Aronberg, Deputy Controller, State Controller's Office
Ms. Donna Lucas, Treasurer Program Manager, Investments Division, State Treasurer's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member, Darrell Steinberg
Assembly Member Kevin Shelley
Assembly Member Sally Havice
Senator Richard G. Polanco
Senator Betty Karnette
Senator Wesley Chesbro

STAFF PRESENT:

James Tilton, Administrative Secretary, State Public Works Board, Department of Finance
Madelynn McClain, Executive Secretary, State Public Works Board
Bryan Cash, Budget Analyst, Department of Finance

OTHERS PRESENT:

Cynthia Spita, Department of Parks and Recreation
Curt Groninga, Santa Rosa Junior College
Henry Kusaba, Military Department
Syed Alam, Department of Mental Health
Sabrina Winn, Department of General Services
Pamela West, Military Department
Anita Nord, State Treasurer's Office
Chris Kooyman, State Treasurer's Office
Aaron Todd, State Treasurer's Office
Carol Klein, Department of General Services
Tim Shelley, Senator Karnette's Office

CALL TO ORDER AND ROLL CALL:

Ms. Porini, Chairperson, Chief Deputy Director, Department of Finance at 10:00 am called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES:

Mr. Tilton reported staff had reviewed the minutes from the April 12, 2002, meeting and believe them to accurately reflect the Board's proceedings at the meetings and recommended approval.

Hearing no other objections, the minutes of the April 12, 2002, meeting were unanimously approved.

BOND ISSUES:

Mr. Tilton reported that there were ten bond items. We are pulling Bond Item #2, University of California, Irvine Campus, Natural Sciences Building and Bond Item #10, University of California, Irvine Campus, Cal(IT)² Facility to allow staff more time to work out financing issues.

Item #1, University of California, Davis Campus, Veterinary Medicine 3A. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Ms. Aronberg, and by Seconded Ms. Lucas to adopt Bond Item #1.

Bond Item #1 was adopted by a 5-0 vote.

Item #3, University of California, Merced Campus, Classroom and Office Building. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Dunne, and by Seconded Mr. Garcia to adopt Bond Item #3.

Bond Item #3 was adopted by a 5-0 vote.

Item #4, University of California, Riverside Campus, Engineering Building, Unit 2. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Dunne, and by Seconded Ms. Aronberg to adopt Bond Item #4.

Bond Item #4 was adopted by a 5-0 vote.

Item #5, University of California, San Diego Campus, Engineering Building, Unit 3B. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Dunne and Seconded by Mr. Garcia to adopt Bond Item #5.

Bond Item #5 was adopted by a 5-0 vote.

Item #6, University of California, Santa Barbara Campus, Life Sciences Building. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Dunne, and Seconded by Mr. Garcia to adopt Bond Item #6.

Bond Item #6 was adopted by a 5-0 vote.

Item #7, University of California, Santa Cruz Campus, Engineering Building. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Dunne, and Seconded by Mr. Garcia to adopt Bond Item #7.

Bond Item #7 was adopted by a 5-0 vote.

Item #8, University of California, Santa Cruz Campus, Engineering Building. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Dunne, and Seconded by Mr. Garcia to adopt Bond Item #8.

Bond Item #8 was adopted by a 5-0 vote.

Item #9, University of California, Merced Campus, Site Development and Infrastructure, Phase 2. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Dunne, and Seconded by Mr. Garcia to adopt Bond Item #9.

Bond Item #9 was adopted by a 5-0 vote.

CONSENT CALENDAR:

Mr. Tilton noted that the Consent Calendar covered Items #11 through #49. We are pulling Item #13, Department of General Services, Department of Forestry and Fire Protection, Blasingame Forest Fire Station at the request of DGS because we do not have a signed contract. Item #15 Department of General Services, Department of Parks and Recreation, Mill Creek Project. This item was approved at the May 3, 2002, Special PWB Meeting. Item #18, Department of General Services, Department of Parks and Recreation, Powell II Property, Morro Bay State Park at the request of DGS to work out funding issues; and Item #22, Department of General Services, Department of Parks and Recreation, Los Angeles River Parkway, Taylor Yard at the request of DGS to allow more time for due diligence.

The **revised consent calendar** covers Items #11 and #12, Item #14, #16, #17, Items #19 through 21, and Items #23 through #49.

Mr. Tilton indicated that in summary, the revised consent calendar proposes fifteen requests to approve preliminary plans; eleven requests to authorize site selection; three requests to authorize acquisition; five requests to approve an augmentation; four requests to recognize a scope change; one request to approve project scope and cost; three requests to recognize cost increase; and one request to authorize acquisition of a public access easement through acceptance of an offer to dedicate.

There are five 20-day letters in your packages. Item #31, Department of Parks and Recreation, Topanga State Park. This item will recognize a scope change and approve an augmentation. A 20-day letter was sent to the Legislature on April 26, 2002. Approval of this item is contingent upon the passing of the 20-day waiting period without comment. Item #39, California Community Colleges, Cerritos College, Science and Math Complex-Life Safety. This item will recognize a cost increase. A 20-day letter was sent to the Legislature on April 19, 2002, without comment. Item #40, California Community Colleges, Los Angeles Southwest College, Seismic Replacement-Student Services. This item will recognize a scope change. A 20-day letter was sent to the Legislature on April 19, 2002, without comment. Item #41, California Community Colleges, Mt. San Antonio College, Science Building Replacement. This item will recognize a scope change. A 20-day letter was sent to the Legislature on April 19, 2002, without comment. Item #42, California Community Colleges, San Bernardino Valley College, Seismic Replacement-Art Gallery Building. This item will recognize a scope change and cost increase. A 20-day letter was sent to the Legislature on April 19, 2002, without comment.

Staff recommends approval of the **revised consent calendar** Items #11 and #12, Item #14, #16, #17, Items #19 through #21, and Items #23 through #49.

A motion was made by Mr. Dunne, and by Seconded Mr. Garcia to adopt the Revised Consent Calendar, and to approve Agenda Items #11 and #12, Item #14, #16, #17, Items #19 through #21, and Items #23 through #49.

The revised consent calendar was adopted by a 3-0 vote.

ACTION ITEMS:

Mr. Tilton noted that there were no Action Items.

OTHER BUSINESS:

Mr. Tilton noted that there were no items of other business.

REPORTABLES:

Mr. Tilton indicated there were twelve reportables.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, June 14, 2002, at 10:00 am in Room 112. There may be special meeting, it will be noticed on our web site.

Having no further business, the meeting was adjourned at 10:14 a.m.

BOND ITEMS

BOND – ITEM 1

UNIVERSITY OF CALIFORNIA (6440)
DAVIS CAMPUS, YOLO COUNTY
Veterinary Medicine 3A

Authority: School Facilities: Kindergarten-University Public Education Facilities Bond Acts of 2002 and 2004, Chapter 33/02

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the University of California and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$66,126,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 1

University of California, Davis
Veterinary Medicine 3A

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Veterinary Medicine 3A will construct a new 97,742 asf facility to house teaching laboratories, faculty research laboratories, research support facilities, faculty offices, clinical facilities and administrative offices for the School of Veterinary Medicine. The project also includes the remodeling of a small portion of the Veterinary Medicine Teaching Hospital to provide a new pharmacy, central receiving and other hospital support facilities.

Funding and Project Cost Verification

\$77,137,000	total estimated project cost.
\$11,011,000	project costs previously allocated: preliminary plans -- \$4,000,000 (State funds), working drawings -- \$3,303,000 (State funds), construction -- \$3,708,000 (\$3,434,000 contract, \$174,000 contingency, \$100,000 A & E) (State funds) at CCCI 4019.
\$66,126,000	project costs to be allocated: construction -- \$66,126,000 (\$61,307,000 contract, \$3,063,000 contingency, \$1,756,000 A & E) at CCCI 4019 (State funds).

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: June 2006

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 2

UNIVERSITY OF CALIFORNIA (6440)
IRVINE CAMPUS, ORANGE COUNTY
Natural Sciences Unit 2

Authority: School Facilities: Kindergarten-University Public Education Facilities Bond Acts of 2002 and 2004, Chapter 33/02

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the University of California and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$55,319,000

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 2

University of California, Irvine
Natural Sciences Unit 2

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Natural Sciences Unit 2 project will construct a new 85,460 asf lab facility to house research activities in biological sciences, chemistry and physics and renovate portions of the existing animal facility in McGaugh Hall.

Funding and Project Cost Verification

\$75,280,000	total estimated project cost
\$5,349,000	project costs previously allocated: preliminary plans -- \$3,237,000 (State funds), \$452,000 (campus funds); working drawings -- \$1,412,000 (State funds), \$248,000 (campus funds).
\$69,931,000	to be allocated: construction -- \$62,581,000 (\$56,761,000 contract, \$2,315,000 contingency, \$3,505,000 A & E) at CCCI 4019 (\$51,644,000 State funds, \$10,937,000 campus funds); equipment \$7,350,000 (\$3,675,000 State funds, \$3,675,000 campus funds).

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: December 2004

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 3

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS, MERCED COUNTY
Classroom and Office Building

Authority: Senate Bill 4xxx (Peace), Chapter 3/02

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the delivery of Site Leases and amendments to Site Leases, as needed
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization: \$28,239,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 3

University of California, Merced
Classroom and Office Building

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Classroom and Office Building project will provide 60,017 asf for multidisciplinary instructional space for all students at UC Merced, and office space for faculty in the Division of Social Sciences, Humanities, and Arts. In addition, the project will provide classroom and lecture hall space for the campuses other two divisions, Engineering and Natural Sciences. The building will house an auditorium/lecture hall, classrooms, class laboratories and laboratory support space, faculty offices, departmental administrative offices, office support and scholarly activity space.

Funding and Project Cost Verification

\$28,239,000	total estimated project cost.
\$ 833,000	project costs previously allocated: preliminary plans - \$833,000
\$27,406,000	to be allocated: working drawings - \$1,018,000; construction \$21,034,000 (\$19,099,000 contract, \$968,000 contingency, \$967,000 A & E) at 4019; equipment \$5,354,000.

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings:	July, 2002
Complete construction:	July, 2004

Other

- Preliminary plans were pre-funded through General Fund appropriation in 2001-02 Budget Act. Lease revenue bonds to be used to offset General Fund expenditures.

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 4

UNIVERSITY OF CALIFORNIA (6440)
RIVERSIDE CAMPUS, RIVERSIDE COUNTY
Engineering Building, Unit 2

Authority: School Facilities: Kindergarten-University Public Education Facilities Bond Acts of 2002 and 2004, Chapter 33/02

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the University of California and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization: **\$35,675,000**

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 4

University of California, Riverside
Engineering Building, Unit 2

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Engineering Building, Unit 2 project will construct a new multi-disciplinary instruction and research laboratory center of 98,197 asf for programs in computer Sciences and Engineering and Electrical Engineering.

Funding and Project Cost Verification

\$44,438,000	total estimated project cost
\$1,223,000	project costs previously allocated: preliminary plans -- \$1,223,000 (State funds)
43,215,000	project costs to be allocated: working drawings -- \$1,835,000 (State funds); construction-- \$40,816,000 (\$36,831,000 contract, \$1,842,000 contingency, \$2,143,000 A & E) at CCCI 4019 (State - \$35,675,000, \$5,141,000 campus gift funds); equipment -- \$564,000 (other campus funds)

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: November 2004

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 5

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY
Engineering Building, Unit 3B

Authority: School Facilities: Kindergarten-University Public Education Facilities Bond Acts of 2002 and 2004, Chapter 33/02

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, contingent upon a lease amendment to existing state lease revenue financing for Engineering Unit 2.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the University of California and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization: \$37,369,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 5

University of California, San Diego
Engineering Building, Unit 3B

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Engineering Building Unit 3B project will construct a new building to accommodate Computer Science and Engineering (76,671 asf) including Research Laboratories, Faculty Offices, Administration support, and Undergraduate Labs; and Warren College Provost (10,048 asf) including the Warren College Writing Program and associated offices, support and resource areas. A lease amendment will be required for state lease revenue financing associated with Engineering Building Unit 2 on the San Diego campus.

Funding and Project Cost Verification

\$41,237,000	total estimated project cost.
\$ 3,868,000	project costs previously allocated: preliminary plans -- \$1,714,000, working drawings -- \$2,154,000
\$37,369,000	project costs to be allocated: construction -- \$35,254,000 (\$32,688,000 contract, \$1,633,000 contingency, \$933,000 A & E) at CCCI 4019; equipment \$2,115,000.

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: May 2004

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 6

UNIVERSITY OF CALIFORNIA (6440)
SANTA BARBARA CAMPUS, SANTA BARBARA COUNTY
Life Sciences Building

Authority: School Facilities: Kindergarten-University Public Education Facilities Bond Acts of 2002 and 2004, Chapter 33/02

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the University of California and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$26,904,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 6

University of California, Santa Barbara
Life Sciences Building

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Life Sciences Building project will construct a 50,505 asf building to support the space needs of the department of Ecology, Evolution and Marine Biology (EEMB) and the department of Molecular, Cellular and Developmental Biology (MCDB) in Biological Sciences. The building will include research labs and support space, teaching labs, lecture hall and faculty and administrative office space.

Funding and Project Cost Verification

\$32,358,000 total estimated project cost.

\$2,318,000 project costs previously allocated: preliminary plans -- \$1,173,000, working drawings -- \$1,145,000.

\$30,040,000 project costs to be allocated: construction \$27,926,000 (\$25,419,000 contract, \$1,167,000 contingency, \$1,340,000 A & E) at CCCI 4019. (\$25,847,000 State funds, \$2,079,000 campus funds); equipment \$2,114,000 (\$1,057,000 State funds, \$1,057,000 campus funds).

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: August 2004

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 7

UNIVERSITY OF CALIFORNIA (6440)
SANTA CRUZ CAMPUS, SANTA CRUZ COUNTY
Engineering Building

Authority: SB 4xxx Peace, Chapter 3/02

a. Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the University of California and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$9,265,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 7

University of California, Santa Cruz
Engineering Building

Action Requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Engineering Building project as amended and approved at the December 2001 State Public Works Board meeting, would construct a 90,527 asf facility to provide space for engineering, economics, general assignment classroom as well as space for two of the new California Institutes for Science and Innovation (Cal ISI) selected for implementation by the Governor -- the Institute for Bioengineering, Biotechnology and Quantitative Biomedical Research (QB3) and the Center for Information Technology Research in the Interest of Society (CITRIS).

Funding and Project Cost Verification

This project is within cost. This interim financing request authorizes the interim financing for the Cal ISI lease revenue funding.

\$61,527,000	Total estimated project cost
\$5,030,000	project costs previously allocated: preliminary plans -- \$1,992,000 (State funds), \$674,000 (Cal ISI funds), working drawings -- \$1,803,000 (State funds), \$561,000 (Cal ISI funds).
\$56,497,000	project costs to be allocated: construction -- \$39,134,000 (State funds), \$9,265,000 (Cal ISI funds), \$3,000,000 (campus funds); equipment -- \$2,049,000 (State funds), \$3,049,000 (campus funds).

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: August 2004

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 8

UNIVERSITY OF CALIFORNIA (6440)
SANTA CRUZ CAMPUS, SANTA CRUZ COUNTY
Engineering Building

Authority: School Facilities: Kindergarten-University Public Education Facilities Bond Acts of 2002 and 2004, Chapter 33/02

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the University of California and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization: \$41,183,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 8

University of California, Santa Cruz
Engineering Building

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Engineering Building project as amended and approved at the December 2001 State Public Works Board meeting, would construct a 90,527 asf facility to provide space for engineering, economics, general assignment classroom as well as space for two of the new California Institutes for Science and Innovation (Cal ISI) selected for implementation by the Governor -- the Institute for Bioengineering, Biotechnology and Quantitative Biomedical Research (QB3) and the Center for Information Technology Research in the Interest of Society (CITRIS).

Funding and Project Cost Verification

\$61,527,000	total estimated project cost
\$5,030,000	project costs previously allocated: preliminary plans -- \$1,992,000 (State funds), \$674,000 (Cal ISI funds), working drawings -- \$1,803,000 (State funds), \$561,000 (Cal ISI funds)
\$56,497,000	project costs to be allocated: construction -- \$39,134,000 (State funds), \$9,265,000 (Cal ISI funds), \$3,000,000 (campus funds); equipment -- \$2,049,000 (State funds), \$3,049,000 (campus funds)

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: August 2004

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 9

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS, MERCED COUNTY
Site Development and Infrastructure, Phase 2

Authority: Assembly Bill No. 16, Chapter 33/02, Sec. 34, subdivision (a)(2)(C)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the University of California and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$16,449,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 9

University of California, Merced
Site Development and Infrastructure, Phase 2

Action Requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Site Development and Infrastructure project, implemented in three phases, will provide for the site development and infrastructure necessary to establish the new campus and support an enrollment of 6,000 FTE students by 2010-11, the first phase of campus development.

Funding and Project Cost Verification

This project is within cost. The State Public Works Board and the University of California may obtain interim financing for the project costs authorized in this item from any appropriate source pursuant to Sections 16312, 16313 and 15849.1 of the Government Code. Funding for preliminary plans for this project was combined with funding for the preliminary plans for the Site Development and Infrastructure, Phase 1 (Ch. 52/00, Item 6440-301-0574(22)).

\$16,449,000 total appropriation

\$16,449,000 project costs to be allocated: working drawings -- \$771,000; construction -- \$15,678,000 (\$14,671,000 contract, \$649,000 contingency, \$358,000 A/E) at CCCCI 4019

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: August 2004

Other

- This project is a part of the development of the initial set of buildings for the University of California, Merced campus, which is scheduled to open in the Fall of 2004. The Science and Engineering Building, the Library/Information Center, and the Infrastructure and Site Development, Phase 1, projects have been fully funded, and the State Public Works Board has authorized the sale of lease revenue bonds and interim financing for these projects. An additional project, the Classroom/Office Building, is planned to be funded through lease revenue bonds authorized by separate legislation. The Infrastructure and Site Development, Phase 2, is the final infrastructure project needed for beneficial use and occupancy of the initial buildings.

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 10

UNIVERSITY OF CALIFORNIA (6440)
IRVINE CAMPUS, ORANGE COUNTY
Cal(IT)² Facility

Authority: Senate Bill 4xxx (Peace), Chapter 3/02

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the University of California and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$25,227,000

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 10

University of California, Irvine
Cal(IT)² Facility

Action requested

The action requested will adopt a resolution authorizing interim financing

Scope Description

This project is within scope. The Cal (IT)² Facility at Irvine project will construct a new building of 68,700 asf sited in the Engineering Quadrangle of the campus, dedicated to research the scientific and technologic components required to bring about the Anew internet@. The project will support the California Institute for Telecommunications and Information Technology (Cal (IT)²), one of the four new California Institutes for Science and Technology approved for implementation in the Budget Acts of 2000 and 2001.

Funding and Project Cost Verification

\$54,300,000	total estimated project cost.
\$3,273,000	project costs previously allocated: preliminary plans - \$2,153,000 (Cal ISI funds), working drawings - \$1,120,000 (Cal ISI funds)
\$51,027,000	project costs to be allocated: construction - \$25,227,000 (Cal ISI funds, lease revenue bonds), \$10,000,000 (campus funds, Garamendi bond), \$10,800,000 (gift funds); equipment - \$5,000,000 (federal funds).

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: August 2004

Staff Recommendation: Approve resolution.

CONSENT ITEMS

CONSENT – ITEM 11

DEPARTMENT OF GENERAL SERVICES (1760)
SAN FRANCISCO EXCHANGE PROJECT
COUNTY OF SAN FRANCISCO
DGS Parcel No. 10100

Authority: Chapter 610/01, Section 10

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 11

Department of General Services
San Francisco Exchange Project
County of San Francisco

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The project authorizes acquisition of a parking lot approximately 0.32 acres in exchange for four vacant parcels of surplus state owned property totaling approximately 0.61 acres. The property to be acquired is owned by the City of San Francisco and the County of San Francisco. It is located adjacent to existing state facilities in the City of San Francisco Civic Center area.

Funding and Cost Verification

This project is within cost. Chapter 610, Statutes of 2001, Section 10 provides for exchange of state owned parcels with the property to be acquired. The legislation provides that any value differential will be deemed as a subvention by the state augmenting the supply of affordable housing and facilitating the development of new state facilities in San Francisco.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 11, 2002, and the waiting period will expire on May 16, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow by July 2002.

Condition of Property

DGS Environmental Services staff have toured the property and reported no due diligence issues that prevent site selection.

Other:

- There is no relocation assistance involved with this project.
- A private appraiser was contracted by the property owner. The appraisal was reviewed and approved by Department of General Services (DGS) staff.
- The current use as a parking lot will continue unless the Legislature supports and provides funding for an alternate use.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 12

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF JUSTICE (0820)
FREEDOM REPLACEMENT LABORATORY, SANTA CRUZ COUNTY
DGS Parcel Number 9999, DOJ Parcel Number 010

Authority: Chapter 52/00, Item 0820-301-0001(3)

- a. Authorize site selection
- b. Approve augmentation **\$54,400**
(2.58 percent of total project)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 12

Department of General Services
Department of Justice
Freedom Replacement Laboratory

Action Requested

The requested action will authorize site selection and approve an augmentation.

Scope Description

This project is within scope. The project provides for acquisition of fee simple interest in the Freedom Laboratory (Lab) Building, 440 Airport Boulevard, Building A, Watsonville, California, through the exercise of a lease purchase option. The building contains approximately 11,086 net usable square feet of office/lab space on a site consisting of approximately 26,682 square feet. To comply with the provisions of Item 0820-301-0001(3), Budget Act of 2000, the Department of General Services(DGS) prepared a value assessment and conducted a detailed inspection and infrastructure study of the Freedom Lab.

Funding and Cost Verification

This project is not within cost. Chapter 52/00, Item 0820-301-0001(3) provides \$2,108,000 for acquisition of fee simple interest and associated overhead costs for the Freedom Lab through the exercise of a lease purchase option. The facility has been in leasehold since February 8, 1990, with an expiration date of December 31, 2005. The project is not within cost due to the value and code compliance assessment studies required by the Legislature. DOJ is also requesting an augmentation of funds to complete corrective measures that need immediate attention.

\$2,162,400 total estimated project cost

\$40,000 project costs previously allocated: DGS staff time/study

\$2,122,400 project costs to be allocated in FY 2001-02 for acquisition (\$2,091,000); Phase I study (\$10,000); escrow (\$6,400); DGS staff charges \$15,000

\$54,400 funds needed for current year augmentation

\$324,000 future funds needed for betterment of facility per infrastructure study

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 16, 2001, and the waiting period expired on August 19, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is August, 2002.

Condition of Property

DGS Environmental Services staff have toured the property and reported no due diligence issues that prevent site selection.

Other:

- The proposed property meets the requirements of the Department of Justice.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- A DGS site inspection and Preliminary Site Assessment prepared to American Society for Testing and Materials (ASTM) standards, found no obvious hazards that could result in unknown future remediation costs to the State.

Staff Recommendation: Authorize site selection and approve an augmentation.

CONSENT ITEMS

CONSENT – ITEM 13

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
BLASINGAME FOREST FIRE STATION, FRESNO COUNTY
CDF Project Number 169, DGS Parcel Number 9876

Authority: Chapter 106/01, Item 3540-301-0001(32)

a. **Authorize acquisition of a leasehold interest consistent with the staff analysis**

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 13

Department of General Services
Department of Forestry and Fire Protection
Blasingame Forest Fire Station

Action Requested

The requested action will authorize acquisition of a leasehold interest consistent with the staff analysis.

Scope Description

This project is within scope. The approved project includes the acquisition of the existing site and the construction of a 12-bed barracks/messhall building. Because the owner is unwilling to sell the existing site, including recent improvements, a long-term leasehold interest is being pursued to assure long-term site control before initiating the replacement of existing facilities. Due to the potential for future bond financing, it has been determined that a pre-paid lease is preferable to a standard long-term lease. Therefore, the acquisition funds appropriated will be used to pre-pay a forty-year term capitalized-lease.

Funding and Cost Verification

This project is within cost. Chapter 50, Budget Act of 1999, Item 3540-301-0001 (38) appropriated \$100,000 for the acquisition phase of this project. However, because the original budget estimate omitted existing site improvements, it was determined that the amount available was insufficient to acquire the site. Therefore, the remaining balance (\$30,000 budgeted for property costs) was reverted. Chapter 106, Budget Act of 2001, Item 3540-301-0001(32) appropriated \$170,000 for the acquisition phase of this project. Based on current estimates, there is sufficient funding remaining in this appropriation to complete the acquisition phase of this project in accordance with Legislative intent.

\$1,498,000 total estimated project costs

\$70,000 project costs previously allocated: acquisition \$70,000

(\$30,000) project costs reverted: acquisition \$30,000

\$1,428,000 project costs to be allocated: acquisition \$170,000, preliminary plans \$61,000, working drawings \$89,000, and construction \$1,108,000 (\$931,000 contract, \$47,000 contingency, \$85,000 A & E services, and \$45,000 agency retained).

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 27, 2000, and the waiting period expired August 26, 2000.

Project Schedule

The project schedule is as follows:

The anticipated lease commencement is May 2002.

Condition of Property

Other:

- This project was approved for site selection by the State Public Works Board on November 9, 2000.
- The site meets the requirements of the California Department of Forestry and Fire Protection (CDF).
- There is no relocation assistance involved with this project.
- The purchase price does not exceed the estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- There is no implied dedication involved with this project.

Staff Recommendation: Authorize acquisition of a leasehold interest consistent with the staff analysis

CONSENT ITEMS

CONSENT – ITEM 14

DEPARTMENT OF GENERAL SERVICES (1760)

STATE COASTAL CONSERVANCY (3760)

SANTA CATALINA ISLAND, OFFERS TO DEDICATE PUBLIC ACCESS EASEMENTS

LOS ANGELES COUNTY

Project Number SCC 121D, Permit Number A-55-80

- a. **Authorize acquisition of public access easements through acceptance of Offers to Dedicate**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 14

Department of General Services
State Coastal Conservancy
Santa Catalina Island, Offers to Dedicate Public Access Easements

Action Requested

The requested action will authorize acquisition public access easements through acceptance of Offers to Dedicate.

Irrevocable Offers to Dedicate

The Coastal Commission granted conditional development Permit Number A-55-80 on June 18, 1980, for the construction of 165 condominiums, boating and recreation facilities, two beaches, and maintenance facilities in the coastal zone. The conditional permit required the property owner to record two irrevocable Offers to Dedicate (OTD) public access easements, a lateral access easement and a vertical access easement. These OTDs expire, if not accepted within 21 years of creation, they will expire on May 15, 2002, unless accepted by a governmental entity or qualified non-profit organization. On March 14, 2002, the Coastal Conservancy voted unanimously to accept both public access easements.

Terms and Restrictions

The lateral access easement OTD is for a public access and passive recreational use along the shoreline, a minimum of 60 feet in width. The seaward boundary of this easement is ambulatory. The vertical access easement OTD provides for a 10 foot wide vertical access from the project entrance/guard gate down a high bluff face to the lateral OTD on the beach.

Cost

The acceptance of this OTD involves only the administrative cost of a staff analysis and the Department of General Services review.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 15, 2002, and the waiting period expired on April 19, 2002.

Condition of Property

A consultant from the State Coastal Conservancy (SCC) has inspected the property and reported no due diligence issues that would prevent acquisition of the easement.

Other

- The Hamilton Cove Homeowners Association (HOA) occupies the property under a long term ground lease interest. The HOA has agreed to provide public access during the term of their ground lease along the existing private road in the condominium project in exchange for the SCC agreeing not to open the vertical easement down the bluff.
- Improvements have been constructed by the owner within lateral easement area as allowed pursuant to permit A-55-80. These improvements are not part of the OTD and the SCC has negotiated an agreement regarding the HOA providing public access through their private street and to clarify the HOA's ownership and maintenance responsibilities of their improvements.

Staff Recommendation: Authorize acquisition of public access easements through acceptance of Offers to Dedicate.

CONSENT ITEMS

CONSENT – ITEM 15

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
MILL CREEK, DEL NORTE COUNTY
DPR Project A37000, DGS Parcel 10086

*Authority: Chapter 106/01, Item 3790-301-0005(29)
Chapter 106/01, Item 3600-301-6018(1)
Chapter 106/01, Item 3760-301-0005(3)
Chapter 52/00, Item 3640-302-0001*

a. **Authorize acquisition consistent with staff analysis**

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 15

Department of General Services
Department of Parks and Recreation
Mill Creek Project, Del Norte County

Action requested

The requested action will authorize acquisition consistent with staff analysis.

Scope Description

This project is within scope. This project provides for the acquisition of approximately 25,000 acres adjacent to Jedediah Smith Redwoods State Park to the north and adjacent to Del Norte Coast Redwoods State Park to the south. The purpose of the acquisition is to provide public access and habitat protection in Del Norte County.

Funding and Cost Verification

This project is within cost. Save the Redwoods League (SRL) has entered into a purchase option agreement with the property owner to acquire the property. SRL will assign the purchase option to the Department of Parks and Recreation (DPR) and will provide private donations for a portion of the purchase price. The Federal government has allocated grant funds through the U.S. Fish and Wildlife Service toward this acquisition. The property can be acquired in accordance with Legislative intent by supplementing the private donations plus the Federal contribution with funds from Chapter 52, Budget Act of 2000, Item 3640-302-0001 and from Chapter 106, Budget Act of 2001, Items 3600-301-6018(1), 3760-301-0005(3), and 3790-301-0005(29).

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 4, 2001, and the waiting period expired on November 8, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is April 2002.

Condition of Property

Staff of the RESD Environmental Services Section conducted a site visit to this property during site selection. ESS staff have also reviewed a substantial file of information on the condition of the Mill Creek property, including a Preliminary Site Assessment, Phase I, and various reports on the investigation and remediation of previous industrial areas within the property. Staff believe all of these materials and assessments have been professionally prepared to the standards for due diligence. ESS staff have also consulted with representatives of the North Coast Regional Water Quality Board concerning the measures needed to finalize abatement of all known hazardous conditions on the property. While acquisition of this property will require post-escrow monitoring, ESS staff conclude that the property has no known hazards that have not been disclosed in these reports, that any known hazardous conditions have been remediated and/or are in the process of being remediated, and that adequate disclosure of the remaining structures on the property has been provided by the owner/agent.

Based on the findings in the materials provided by the owner/agent, consultation with the Regional Board, and final disclosure agreements that will be prepared by the purchasing state agency, ESS staff recommend approval of site acquisition.

Other

- The purchase price will not exceed the fair market value established by a Department of General Services (DGS) approved appraisal.
- On March 8, 2002, the County of Del Norte, the Property Owner and the Save the Redwoods League resolved all issues regarding the county's impending loss of taxation revenue related to timber yield and property tax associated with the property being put into public ownership.
- The proposed acquisition will include over 100 miles of logging roads, which are currently in good to excellent condition and will require ongoing maintenance for ongoing access and fire response. The road system currently costs \$200,000 annually to maintain.
- Additional operating costs may be incurred for security purposes to protect the property from vandalism, poaching, timber theft, etc. Requests for future staffing, operating and maintenance costs will be considered through the normal budget process. Operating costs may include on-going silvicultural responsibilities (thinning, vegetation control, insect infestations, etc.) of the second growth forests on the property.
- The property contains several former mill-related structures, including two substantial single-story buildings covering several thousand square feet, large areas of paving, and building foundations. The structures on the site are vacant and no relocation assistance will be necessary.
- All remaining structures and other improvements will be accepted in an "as is" condition. DGS staff have concluded that few, if any, of the buildings have immediate re-use capabilities because of their respective condition and the absence of a functional domestic water system. The structures on the site are vacant and no relocation assistance will be necessary. DPR plans to use the existing office for a visitor center and/ or DPR office and to restrict access to the rest of the structures by gating off road access to the mill site unless support funding becomes available. DPR anticipates that the costs to use the existing office are minimal and can be absorbed within the existing budget. If the buildings require modifications to meet existing codes and are unsuitable for use, DPR's estimated costs are probably understated.
- The property contains critical refugia for salmon and steelhead in Mill and Rock Creeks. The watershed and streams within the proposed purchase are essential to maintaining and improving North Coast salmonoid fisheries.

- The proposed 25,000-acre acquisition will include approximately 200 acres of old-growth redwoods and Douglas firs; the acquisition will secure a large acreage of second-growth redwood forest watershed situated between adjacent state and federal parks, and special protection areas. The site includes habitat for threatened and endangered species.
- The purchase agreement establishes post-acquisition abatement and monitoring responsibilities by the seller for the petroleum-contaminated areas associated with past fuel and lubricant usage at the mill. The purchase agreement also requires confirmation from the North Coast Regional Water Quality Board that all of the long-term water quality issues have been addresses, including the near-term remediation of the petroleum-contaminated areas and long-term protection against soil erosion.
- The property, especially the former mill area, presents future asset management opportunities (conservation camp, recreational facilities, equipment storage, movie production, etc.) if these uses are determined to be compatible with preservation of watershed values, old growth reserves, and endangered species habitat.
- There is no implied dedication involved with this project.
- DPR is not aware of any lawsuits pending concerning the property.
- DPR, The State Coastal Conservancy, The Wildlife Conservation Board, Save the Redwoods League, and The Department of Fish and Game have developed an agreement that controls the development and uses of this property.

Staff Recommendation: Authorize acquisition consistent with staff analysis.

CONSENT ITEMS

CONSENT – ITEM 16

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HUMBOLDT REDWOODS STATE PARK, BARNUM TRUST- MIRANDA
HUMBOLDT COUNTY
DPR Parcel A38001, DGS Parcel 10104

Authority: Chapter 52/00, Item 3790-301-0005(10)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 16

Department of General Services
Department of Parks and Recreation
Humboldt Redwoods State Park, Barnum Trust - Miranda

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has provided funding for the acquisition of land from willing sellers that are forested with redwoods or that will enhance the protection or preservation of the redwood forest ecosystem. This request will authorize site selection for the purchase of approximately 88 acres adjacent to Humboldt Redwoods State Park. The property contains significant stands of old growth redwoods.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0005(10) provides \$5,000,000 for this acquisition program and there is a sufficient balance remaining in the account to pay for the total project costs. The property interest can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 6, 2001 and the waiting period expired on October 11, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July 2002.

Condition of Property

DGS Environmental Services staff have toured the property and reported no due diligence issues that prevent site selection.

Other

- A private appraiser under contract to the owner appraised the property and the proposed offer is consistent with the fair market value approved by DGS staff.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.
- DPR estimates the need for 1 PY, \$51,000 personal services, and \$156,000 associated with OEE costs to protect this property from resource damages such as thefts. These costs will be considered through the normal budget process.
- The Department of Parks and Recreation is not aware of any lawsuits pending on the property.
- There is no implied dedication involved in this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 17

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
EL CAPITAN RANCH, SANTA BARBARA COUNTY
DPR Parcel Number A37601, DGS Parcel Number 10088

Authority: Chapter 50/99, Item 3760-302-0001 (1)
Chapter 52/00, Item 2660-101-0183
Chapter 52/00, Item 3760-301-0005 (4)
Chapter 52/00, Item 3760-302-0005 (2) (U)
Chapter 106/01, Item 3790-301-0005 (29)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 17

Department of General Services
Department of Parks and Recreation
El Capitan Ranch

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved the funding for the purchase of additions to the State Park System for purposes consistent with the 2000 Bond for habitat protection for this project. This request will authorize site selection of fee simple interest in approximately 2,500 acres.

Funding and Cost Verification

This project is within cost. The Trust for Public Land (TPL) has secured an option to purchase the property. State funds and State and Federal Grants will provide all funding for the purchase price. The property can be acquired in accordance with Legislative intent from Federal and State funds from Chapter 50/99, Item 3760-302-0001(1); Chapter 52/00, Item 2660-101-0183; Chapter 52/00, Item 3760-301-0005(4); Chapter 52/00, Item 3760-302-0005 (2) (U) and Chapter 106/01, Item 3790-301-0005 (29).

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 10, 2001, and the waiting period expired on January 14, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July 2002.

Condition of Property

DGS Environmental Services staff have toured the property and reported no due diligence issues that prevent site selection.

Other:

- The property was appraised by a private appraiser under contract to the owner. The appraisal has been reviewed and approved by Department of General Services (DGS) staff.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- There is no implied dedication involved with this project.
- DPR is able to absorb the cost of providing limited access to the property. To offer full access, DPR estimates the need for 8 PYs and \$1,241,000 (\$100,000 one-time) to support this acquisition. This request will be evaluated through the normal budget process once DPR submits an official request.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this property.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 18

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
POWELL II PROPERTY, MORRO BAY STATE PARK
SAN LUIS OBISPO COUNTY
DPR Parcel Number A34300, DGS Parcel Number 10083

*Authority: Chapter 106/01, Item 2660-101-0183
Chapter 106/01, Item 0540-101-0001(I)
Chapter 52/00, Item 3790-301-0001(6)*

a. Authorize acquisition consistent with the staff analysis

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 18

Department of General Services
Department of Parks and Recreation
Powell II Property, Morro Bay State Park

Action Requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature has provided for expenditure Program 20, State grant funds by the Department of Transportation (DOT) for local assistance, highway transportation from the Environmental Enhancement Mitigation Demonstration Program Fund. The Legislature has also provided the Resources Agency with funding for State grant to local coastal counties from the Secretary of Resources Grants Fund. The Legislature has provided the Department of Parks and Recreation (DPR) with funding for acquisitions costs such as inspections or staff costs. This request will authorize acquisition of a 40± acre viewshed property for the preservation of critical habitat. This property is located off Sage Avenue in the town of Los Osos along the east side of Morro Bay State Park. Although a relatively small parcel, its acquisition is key to protecting a wetland and riparian area adjacent to existing protected land and will prevent disturbances caused by nearby residential development.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 2660-101-0183 provides expenditure authority to DOT of \$10,000,000, which can be used for grants of this nature, and there is sufficient balance remaining in the account to pay a portion of the total acquisition cost. DOT has approved a grant of \$500,000 for the acquisition of this property. Chapter 106/01, Item 0540-101-0001(1) also provides expenditure authority to the Resource Agency of \$3,147,000,

which can be used for grants to cities or counties for projects of this nature. A grant of \$100,000 has already been provided from this funding to San Luis Obispo County and the County intends to provide a grant to the Trust for Public Lands (TPL) for the purposes of funding this acquisition. These funds will be deposited to the escrow with title passing to the State of California, acting by and through the Department of Parks and Recreation (DPR). The remaining funds have been secured by TPL for this acquisition. The remaining funding sources are: USFWS Section 6 Grant (\$650,000) and Morro Bay National Estuary Program, Environmental Restoration Grant (\$250,000). These remaining funding will also be deposited directly into escrow with title passing to the State of California, acting by and through the DPR. Acquisition staff costs, including potential inspections of the property for compliance with the terms of the Grants, are the only costs to the DPR for this acquisition. Chapter 52/00, Item 3790-301-0001 provides expenditure authority of \$50,000, which can be used for costs of this nature.

\$1,504,000 total estimated project costs

 \$500 project costs previously allocated (DGS staff costs)

 \$3,500 project costs to be allocated for title and escrow fees

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 27, 2001, and the waiting period expired on June 1, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is March 2002.

Condition of Property

Department of General Services (DGS) Environmental Services staff have toured the property and reported no due diligence issues that would prevent acquisition. The majority of the site is a potentially significant archaeological site that is likely to limit its future development.

Other

- Site Selection was approved at the February 8, 2002 PWB meeting.
- DPR indicates that approval of this acquisition will not obligate the State to additional operating costs other than potential inspections of the property for compliance with the terms of the Grants.
- The purchase price will not exceed the appraised value approved by DGS.
- The property is vacant and unimproved. There are no relocation costs associated with this property.
- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the State.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 19

DEPARTMENT OF GENERAL SERVICES (1760)

DEPARTMENT OF PARKS AND RECREATION (3790)

OCOTILLO WELLS STATE VEHICULAR RECREATION AREA, IMPERIAL COUNTY

DGS Parcels 6249, 6361, 6388, 6401, 6440, 6465, 6482, 6507, 6560, 6619 (California State Parks Foundation), DGS Parcels 6234, 6367, 6376 (Ernest Neil Cuff), DGS Parcel 6576 (Ernest W. Cuff), DGS Parcels 6235, 6379, 6390, 6513 (Winona Cuff Miller) DGS Parcels 6458, 6472, 6475, 6515, 6529, 6531, 6563, 6567, 6569, 6571, 6582 (Jaszberenyi)

*Authority: Chapter 324/98, Item 3790-301-0263 (1)
Chapter 106/01, Item 3790-490-0263 (1)*

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 19

Department of General Services

Department of Parks and Recreation

Ocotillo Wells State Vehicular Recreation Area, Imperial County

Action Requested

The requested action will authorize acquisition consistent with staff analysis.

Scope Description

This project is within scope. The Legislature has approved the funding for the purchase of additions to the State Park System for purposes consistent with the Off-Highway Vehicle Opportunity Fund without specifying particular parcels. This request will authorize acquisition of fee simple interest in the following properties:

Owner	DGS Parcel (s)	DPR Parcel (s)	Acres
California State Parks Foundation	6249, 6361, 6388, 6401, 6440, 6465, 6482, 6507, 6560, 6619	A21617, A21750, A21779, A21792, A21830, A21855, A21872, A21895, A21949, A24307	93.8
Cuff, Ernest Neil	6234, 6367, 6376	A21603, A21756, A21767	12.5
Cuff, Ernest W.	6576	A21964	20.0
Miller, Winona Cuff	6235, 6379, 6390, 6513	A21604, A21770, A21781, A21901	32.5
Jaszberenyi, Zoltan	6458, 6472, 6475, 6515, 6529, 6531, 6563, 6567, 6569, 6571, 6582	A21848, A21862, A21865, A21903, A21917, A21919, A21952, A21955, A21957, A21959, A21970	160.0
		Total Acreage	318.8

Funding and Project Cost Verification

This project is within cost. Chapter 324, Item 3790-301-0263 (1) of the Budget Act of 1998, provides \$3,600,000 from the Off-Highway Vehicle Trust Fund for the acquisition of approximately 7,800 acres of unimproved desert land within the eastern portion of the Ocotillo Wells State Vehicle Recreation Area (SVRA) Park. Chapter 106, Budget Act of 2001, reappropriates these funds through Item 3790-490-0263 (1). The park contains a total of approximately 51,000 acres. Total costs of \$661,113 were previously allocated from this appropriation for acquisition projects. This acquisition would total \$163,085 (\$45,085 for the California State Parks Foundation property, \$7,500 for the Ernest Neil Cuff property, \$11,000 for the Ernest Cuff property, \$16,500 for the Winona Cuff Miller property and \$83,000 for the Jaszberenyi property). The property can be acquired within the remaining funds available and in accordance with Legislative intent.

\$163,085 total estimated project costs

\$163,085 project costs to be allocated: acquisition and related staff costs.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 25, 1999, and the waiting period expired on April 2, 1999.

Project Schedule

The anticipated close of escrow for these parcels is May 2002.

Condition of the Property

DGS staff from the Environmental Services Section (ESS) inspected the property and identified no obvious hazards that could result in unknown future remediation costs to the State. Based on the results of site inspection, ESS staff categorize the property as wilderness and conclude a formal Phase I Environmental Site Assessment is not required.

Other:

- This project was approved for site selection by the State Public Works Board on February 9, 2001.

- The property was appraised by the Department of General Services (DGS) and the proposed offer is consistent with the fair market value approved by DGS staff.
- The property is vacant and unimproved and there is no relocation assistance involved with this project.
- DPR is not aware of any lawsuits pending concerning the property.
- Implied dedication may exist because an undetermined portion of the subject parcels may be subject to public use. These desert lands are typically traversed by the general public without regard for ownership; the use is always open and notorious. Off highway vehicle use is consistent with SVRA park objectives.
- The staffing pertaining to this acquisition will be absorbed within DPR's existing support budget.
- These desert parcels are being acquired for inclusion in the state's Ocotillo Wells Off-Road Vehicle Park as an off-road vehicle park. Mineral rights with surface rights of entry were previously conveyed on some of the parcels within the Ocotillo Wells proposed acquisition area. There is no active oil, gas or mineral extraction in the area and the potential for construction by the state at this remote desert location is not contemplated.

Staff Recommendation: Authorize acquisition consistent with the staff analysis

CONSENT ITEMS

CONSENT – ITEM 20

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
POINT LOBOS RANCH, MONTEREY COUNTY
DPR Parcel Number A38601, DGS Parcel Number 10093

Authority: Chapter 106/01, Item 3790-301-0005(27)

a. **Authorize site selection**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 20

Department of General Services
Department of Parks and Recreation
Point Lobos Ranch

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved the funding of acquisitions from willing sellers of inholdings and adjacent lands. Adjacent lands were defined through Legislation as those lands contiguous to, or in the immediate vicinity of, existing state park system lands that directly benefit the existing park system unit. This request will authorize site selection of fee simple interest in approximately 16.75 acres in the immediate vicinity of Point Lobos Ranch.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3790-301-0005(27) provides \$5,000,000 for this acquisition program and there is a sufficient balance remaining in the account to pay for the total project costs. The property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 8, 2002, and the waiting period expired on February 12, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in July of 2002.

Condition of Property

DGS Environmental Services staff have toured the property and reported no due diligence issues that prevent site selection.

Other:

- A private appraiser, under contract to the owner, appraised the property. The appraisal has been reviewed and approved by Department of General Services staff.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the State.
- The property is vacant and unimproved.
- DPR indicates that approval of this acquisition will not obligate the State to additional operating costs.
- There is no relocation assistance involved with this project.
- This property is subject to a road maintenance agreement with adjacent parcels including other State Park land. The road is unpaved and there are no plans to pave the road. The State has incurred no past road maintenance costs. It is anticipated that future maintenance costs will not exceed \$5,000 per year. Any request for future budget augmentations will be considered as part of the normal budget process.
- The property was originally part of a Mutual Water District which is no longer in operation. After the district was set up, pumps were repeatedly stolen, the system stopped functioning, and ultimately the participating landowners drilled their own wells. The Department of Parks and Recreation will work with property owners in the future to formally abandon the water district.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 21

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
SAN TIMOTEO BADLANDS, HURD PROPERTY
DPR Parcel Number A36901, DGS Parcel Number 101031

*Authority: Chapter 106/01, Item 3790-301-0005(29)
Chapter 106/01, Item 3790-301-0890(1)*

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 21

Department of General Services
Department of Parks and Recreation
San Timoteo Badlands, Hurd Property

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of interests in lands for the 2000 Bond Habitat and Federal Trust Fund Acquisition Programs without specifying particular parcels. This request will authorize site selection for the purchase of approximately 711 acres located in the San Timoteo Badlands. The acquisition of this property represents the first step in the Department of Parks and Recreation's (DPR) plan to establish a new park in Riverside County to preserve open space and to protect cultural and historic resources.

Funding and Cost Verification

This project is within cost. Chapter 106, Budget Act of 2001, Item 3790-301-0005(29) & 3790-301-0890 (1) provides \$35,000,000 and \$1,500,000 for various acquisitions and there are sufficient balances remaining in these accounts to pay the total project costs. The property interest can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 15, 2001, and the waiting period expired on November 19, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is June 2002.

Condition of Property

Department of General Services, Environmental Services Section (ESS) staff conducted a site visit to the property on April 10, 2002, and reviewed a Preliminary Site Assessment (PSA) Phase I, prepared for this property. ESS believes the PSA I was professionally prepared to the standards for due diligence assessments. The PSA I found the property does not contain known hazards that could be revealed by site inspection, records research, or consultation with regulatory agencies. No potential problems with hazards were observed during the site visit and the property is compatible with the proposed future use.

Other:

- A private appraiser under contract with the "Resources Land Conservancy," appraised the property and the proposed offer is consistent with the fair market value approved by the Department of General Service's staff.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of fee title to the State free and clear of any liens.
- To permit public access, DPR estimates the need for 4.0 PY and \$515,000 (\$130,000 one-time) to provide law enforcement, fire suppression, search and rescue, trail maintenance, restroom cleaning and maintenance, trash removal, fence needs, vandalism repairs, and general information. Even if no public access is officially permitted, DPR assumes that there will be some violators. As a result, DPR estimates a need for 1.5 Pys and \$230,000 (\$80,000 one time) to perform the same types of activities assuming the park is not opened to the public. These estimates will be evaluated through the normal budget process once DPR submits an official request.
- The property is vacant and unimproved.
- There is no relocation involved with this project.

Staff Recommendation: Authorize site selection

CONSENT ITEMS

CONSENT – ITEM 22

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
LOS ANGELES RIVER PARKWAY, TAYLOR YARD, Parcel D-2
LOS ANGELES COUNTY
DPR Parcel Number A36603, DGS Parcel Number 10100

Authority: Chapter 52/00, Item 3790-301-0005(16)

a. Authorize acquisition consistent with the staff analysis

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 22

Department of General Services
Department of Parks and Recreation
Los Angeles River Parkway-Taylor Yard-Parcel D-2

Action Requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature approved \$40 million from Bond funds for the purpose of acquiring and developing various parcels along the L.A. River adjacent to an existing state park. On December 14, 2001, the State Public Works Board authorized the acquisition by Department of Parks and Recreation (DPR) of two adjacent parcels totaling 29.6 acres at Taylor Yard. This request will authorize acquisition of an adjacent 10.8 acres.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0005(16) provides \$40,000,000 for this acquisition program and there is a sufficient balance remaining in the account to pay the total project costs. The property interest can be acquired with the funds available and in accordance with Legislative intent.

\$8,271,000 total estimated project costs

\$3,000 project costs previously allocated: Department of General Services (DGS)
appraisal review and comparable update.

\$8,268,000 project costs to be allocated: \$8,260,000 for acquisition, and approximately
\$8,000 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 4, 2001, and the waiting period expired on November 9, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is May 2002.

Condition of Property

In conjunction with the Department of Parks and Recreation's acquisition of an adjacent parcel (commonly referred to as D-2 parcel), the DGS met with representatives of the files of the Department of Toxic Substances Control (DTSC). DTSC had exercised oversight and regulatory control over a hazardous materials cleanup by Union Pacific Railroad on parcels D-1 and D-2. Contaminated soil had been removed from the site and certain portions of the sites had lower levels of lead contamination that was treated in a manner acceptable to DTSC. The DTSC issued a letter finding that the sites had been cleaned in accordance with the remedial action plan approved by DTSC. DTSC also concluded that the sites did not need to be encumbered with a deed restriction. Based on the information provided in the various preliminary site assessment documents, the statements provided by DTSC concerning the remediation of hazardous materials, and commitments of the landowner, staff from the Department's legal and environmental services offices recommend approval of this acquisition.

Other

- The purchase price does not exceed estimated fair market value as determined by a DGS approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of a Corporation Grant Deed to the State free and clear of any liens.
- DPR estimates that future costs of \$1.244 million to develop and provide staff for this site. The current CEQA filing states that prior to any development, a higher level of CEQA compliance will be submitted. The need for these funds will be evaluated as part of the normal budget process.
- The property is vacant and unimproved.
- There is no relocation assistance associated with this project.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 23

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
TOMALES BAY STATE PARK, MILLERTON POINT, BRAUN PROPERTY
MARIN COUNTY
DPR Parcel Number A39102, DGS Parcel Number 10106

Authority: Chapter 50/99, Item 3790-302-0001(3)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 23

Department of General Services
Department of Parks and Recreation
Tomales Bay State Park, Millerton Point, Braun Property

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This action is within scope. The Legislature has approved the funding for the purchase of additions to Tomales Bay State Park in the Millerton Point area without specifying particular parcels. This request will authorize site selection of fee simple interest in approximately 40 acres.

Funding and Cost Verification

This project is within cost. Chapter 50/99, Item 3790-302-0001(3) provides \$1,500,000 for this acquisition program and there is a sufficient balance remaining in the account to pay for the total project costs. The property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 13, 2002, and the waiting period expired on March 20, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July 2002.

Condition of Property

The Department of General Services (DGS) Environmental Services staff have toured the property and reported no due diligence issues that prevent site selection.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- All future costs pertaining to the proposed acquisition will be absorbed within the DPR's existing support budget.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 24

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
TOMALES BAY STATE PARK, MILLERTON POINT, MARQUIS PROPERTY
MARIN COUNTY
DPR Parcel Number A39101, DGS Parcel Number 10105

Authority: Chapter 50/99, Item 3790-302-0001(3)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 24

Department of General Services
Department of Parks and Recreation
Tomales Bay State Park, Millerton Point, Marquis Property

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This action is within scope. The Legislature has approved the funding for the purchase of additions to Tomales Bay State Park in the Millerton Point area without specifying particular parcels. This request will authorize site selection of fee simple interest in approximately 29.67 acres.

Funding and Cost Verification

This project is within cost. Chapter 50/99, Item 3790-302-0001(3) provides \$1,500,000 for this acquisition program and there is a sufficient balance remaining in the account to pay for the total project costs. The property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 13, 2002, and the waiting period expired on March 20, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July 2002.

Condition of Property

The Department of General Services (DGS) staff have toured the property and reported no due diligence issues that prevent site selection.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- All future costs pertaining to the proposed acquisition will be absorbed within the DPR's existing support budget.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 25

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
TOMALES BAY STATE PARK, MILLERTON POINT, VARLOW PROPERTY
MARIN COUNTY
DPR Parcel Number A37201, DGS Parcel Number 10098

Authority: Chapter 50/99, Item 3790-302-0001(3)

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 25

Department of General Services
Department of Parks and Recreation
Tomales Bay State Park, Millerton Point, Varlow Property

Action Requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature has approved the funding for the purchase of additions to Tomales Bay State Park in the Millerton Point Area without specifying particular parcels. This request will authorize acquisition of fee simple interest in approximately 91 acres to be acquired from the property owner.

Funding and Cost Verification

This project is within cost. Chapter 50/99, Item 3790-302-0001(3) provides \$1,500,000 for this acquisition program and there is a sufficient balance remaining in the account to pay the total project costs outlined below. Total costs of approximately \$300,000 were previously allocated from this appropriation for allocation projects. The property can be acquired with the funds available and in accordance with Legislative intent.

\$33,800	total estimated project costs
\$500	project costs previously allocated
\$33,300	project costs to be allocated: \$32,000 acquisition and approximately \$1,300 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 7, 2001, and the waiting period expired on December 12, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in June of 2002.

Condition of Property

Other

- A private appraiser, under contract to a prior owner, appraised the property and the proposed offer is consistent with the fair market value approved by Department of General Services staff.
- The current owner, California State Parks Foundation, has agreed to sell the property for its acquisition costs since the property was acquired by the Foundation through the assistance of the Wildlife Conservation Fund Tax Credit Program.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the State.
- The property is vacant and there is no relocation assistance costs associated with this property.
- The property has only one improvement, which is a domestic well that produces five gallons of water per minute.
- DPR indicates that approval of this acquisition will not obligate the State to additional operating costs. All future operating costs will be absorbed within DPR's existing budget.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 26

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF CORRECTIONS (5240)
TEHACHAPI DORMITORIES E1-E4, TEHACHAPI CALIFORNIA CORRECTIONAL
INSTITUTION, KERN COUNTY**

Authority: Chapter 52/00, Item 1760-301-0768 (19)

- a. Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 26

Department of General Services
CCI Tehachapi Dormitories E1, E2, E3 and E4, Seismic Retrofit Project

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. This project consists of a “Structural Only” Retrofit. Architectural/mechanical/electrical and hazardous material abatement costs are limited to incidental work to enable the structural retrofit. The proposed structural solution will include fiberwrapping masonry walls at various locations; installation of full height, reinforced concrete shear walls with new footings at these same locations; and strengthening selected columns and pilasters.

Funding and Project Cost Verification

This project is within cost.

\$2,987,000 total estimated project costs

\$135,000 project costs previously allocated: preliminary plans \$135,000

\$2,852,000 project costs to be allocated: working drawings \$287,000 and construction \$2,565,000 (\$1,658,000 contract, \$116,000 contingency, \$838,000 A&E, and \$240,000 guarding costs) at CCCI 4019

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 26, 2001, and the waiting period expired on July 26, 2001.

Project Schedule

The project schedule is as follows:

Approval working drawings: April 2003

Complete construction: July 2004

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 27

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FOOD AND AGRICULTURE (8570)
29th DISTRICT AGRICULTURAL ASSOCIATION, DALIS PROPERTY
TUOLUMNE COUNTY
DFA Project Number 008, DGS Parcel Number 10089

Authority: Food and Agriculture Code Section 4051

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 27

Department of General Services
Department of Food and Agriculture
29th District Agricultural Association, Dalis Property

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The project involves acquisition of approximately one (1) acre for fairgrounds access and overflow parking.

Funding and Cost Verification

This project is within cost. The 29th DAA will fund 10% of the purchase price from its budget reserve. The balance of the purchase price will be funded by means of a loan program administered by the Division of Fairs and Expositions. The property can be acquired with the funds available and in accordance with Legislative intent.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is September 2002.

Condition of Property

The Department of General Services (DGS) Environmental Services staff toured the property and reported no due diligence issues that prevent site selection.

Other:

- The site meets the requirements of the 29th District Agricultural Association (29th DAA).
- There is no relocation assistance involved with this project.
- The purchase price does not exceed the estimated fair market value as determined by a DGS approved appraisal.
- There is no implied dedication involved with this project.
- The property is unimproved with the exception of concrete and asphalt parking areas.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 28

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FOOD AND AGRICULTURE (8570)
29th DISTRICT AGRICULTURAL ASSOCIATION, MINER’S RIDGE PROPERTY
TUOLUMNE COUNTY
DFA Project Number 009, DGS Parcel Number 10090

Authority: Food and Agriculture Code Section 4051

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 28

Department of General Services
Department of Food and Agriculture
29th District Agricultural Association, Miner's Ridge Property

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The project involves acquisition of approximately three (3) acres for fairgrounds access and overflow parking.

Funding and Cost Verification

This project is within cost. The 29th DAA will fund 10% of the purchase price from its budget reserve. The balance of the purchase price will be funded by means of a loan program administered by the Division of Fairs and Expositions. The property can be acquired with the funds available and in accordance with Legislative intent.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is September 2002.

Condition of Property

The Department of General Services (DGS) Environmental Services staff toured the property and reported no due diligence issues that prevent site selection.

Other:

- The site meets the requirements of the 29th District Agricultural Association (29th DAA)..
- There is no relocation assistance involved with this project.
- The purchase price does not exceed the estimated fair market value as determined by a DGS approved appraisal.
- There is no implied dedication involved with this project.
- The property is vacant and unimproved.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 29

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FOOD AND AGRICULTURE (8570)
39th DISTRICT AGRICULTURAL ASSOCIATION
CALAVERAS FAIR SOUTH ENTRANCE EXPANSION
CALAVERAS COUNTY
DFA Project Number 006, DGS Parcel Number 10029

Authority: Food and Agriculture Code Section 4051

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 29

Department of General Services
Department of Food and Agriculture
39th District Agricultural Association
Calaveras Fair South Entrance Expansion

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The project involves acquisition of approximately 2/10 acre for the Calaveras Fairgrounds south entrance expansion.

Funding and Cost Verification

This project is within cost. The 39th DAA will fund the purchase price from its budget reserve and/or funding programs administered by the Division of Fairs and Expositions. The Division of Fairs and Exposition programs are supported by the Fairs and Expositions Fund rather than the General Fund. The property can be acquired with the funds available and in accordance with Legislative intent.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is August 2002.

Condition of Property

The Department of General Services (DGS) Environmental Services staff toured the property and reported no due diligence issues that prevent site selection.

Other:

- The site meets the requirements of the 39th District Agricultural Association (39th DAA)..
- There is no relocation assistance involved with this project.
- The purchase price does not exceed the estimated fair market value as determined by a DGS approved appraisal.
- There is no implied dedication involved with this project.
- The property is vacant and unimproved.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 30

DEPARTMENT OF GENERAL SERVICES (1760)
MILITARY DEPARTMENT (8940)
AIRWAYS AVENUE MILITARY VEHICLE PARKING AND ACCESS ROAD
FRESNO COUNTY
Project Number MIL 015, DGS Parcel Number 10019

Authority: Chapter 106/01, Item 8940-301-0604(1)

- a. **Authorize acquisition consistent with staff analysis**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 30

Department of General Services, Military Department
Airways Avenue Military Vehicle Parking and Access Road

Action Requested

The requested action will authorize acquisition consistent with staff analysis.

Scope Description

This project is within scope. The project provides for acquisition of land to provide parking and to enhance access for the existing National Guard Armory located on East Airways Boulevard in Fresno California. The project proposes the acquisition in fee simple interest of two adjacent parcels of vacant land containing a total of approximately 2.78 acres.

Funding and Cost Verification

This project is within cost. Chapter 106, Budget Act of 2001, Item 8940-301-0604(1) provides \$600,000 for this acquisition. The property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 8, 2002, and the waiting period expired on April 12, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is June 2002.

Condition of Property

DGS Environmental Services staff and a geohazards consultant have reviewed the preliminary site assessment reports and other related materials for this site. Based on this review, staff recommend the Board approve acquisition of this site for the planned use as parking and access to adjacent state facilities. Because a portion of the site has been subjected to past waste disposal activities, the Department of Military will be required to prepare a Soils Management Plan and a Health and Safety Plan prior to construction to assure that the areas of limited contamination will be addressed in an appropriate manner (dust control, worker safety, disposal of excess soil, etc.). However, these are routine obligations and do not substantially effect the use of this property. The subject site cannot be used for residential purposes, but none are planned or anticipated in the foreseeable future.

Other:

- The proposed site meets the location requirements of the Military Department.
- The site is vacant and unimproved.
- There is no relocation assistance involved with this project.
- The purchase price does not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- There is no implied dedication involved with this project.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 31

DEPARTMENT OF PARKS AND RECREATION (3790)
TOPANGA STATE PARK, LOS ANGELES COUNTY
DPR Parcel Number A33901

Authority: Chapter 52/00, Item 3790-301-0005 (14)
Chapter 106/01, Item 3790-301-0005 (30.93)

- a. Recognize scope change
 - b. Approve augmentation
- \$2,758,000**
(5.75 percent of phase)
(5.75 percent of total project)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 31

Department of General Services
Department of Parks and Recreation
Topanga State Park

Action requested

The requested action will recognize a scope change for this project and approve an augmentation for this project.

Scope Description

This project is not within scope. As originally defined, this project provided for the acquisition of approximately 1,659 acres of Lower Topanga Canyon, which is prime coastal habitat that includes a riparian zone and stream that serves as home to the endangered Southern Steelhead trout. Further, this project originally provided for relocation assistance to 48 residences and 14 commercial buildings. The property has been acquired but upon further investigation after close of escrow, the Department of Parks and Recreation determined that the number of residences was underestimated. There are 77 confirmed residential tenants and 18 businesses. The complete cost of relocating the businesses is still unknown at this time, but relocation of all 77 tenants would require an augmentation of \$2,758,000 (5.75 percent). After relocation is complete, DPR will be able to complete the removal of the structures and remediation of the property. A 20-day letter was sent to the Legislature on April 26, 2002. Approval of this item is contingent upon the passing of the 20-day waiting period.

Funding and Cost Verification

This project is not within cost. Additional funding will allow DPR to complete residential relocation assistance and to complete remediation of known public health and safety issues associated with poorly maintained septic systems, immediate remediation needs, and demolition/removal of structures as originally planned.

\$50,758,000 total estimated project costs

\$48,000,000 previously allocated - includes \$40,000,000 for acquisition of Lower Topanga and \$8,000,000 for property acquisition (\$3,000,000), anticipated relocation, environmental studies, management plan, demolition (\$5,000,000)

\$2,758,000 requested augmentation

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 22, 2001, and the waiting period expired on July 27, 2001.

Project Schedule

The project schedule is as follows:

Relocation of residential tenants to be completed by July 2002.

Staff Recommendation: **Recognize scope change and approve an augmentation contingent on the passing of the 20-day waiting period.**

CONSENT ITEMS

CONSENT – ITEM 32

DEPARTMENT OF MENTAL HEALTH (4440)
PATTON STATE HOSPITAL, SAN BERNARDINO COUNTY
Renovate Admissions Suite – EB Building

Authority: Chapter 106/01, Item 4440-301-0001 (5)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 32

Department of Mental Health
Patton State Hospital, San Bernardino County
Renovate Admissions Suite – EB Building

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The project will renovate a 3,468 square foot section of the existing EB Building to allow for the safe processing of incoming patients. Work will include removing and replacing walls, ceilings, tile, doors, and windows, providing new finishes including partitions, doors, frames, and hardware, and repainting. Mechanical and electrical improvements will also be made.

Funding and Cost Verification

This project is within cost.

\$1,229,000 total estimated project costs

\$87,000 project costs previously allocated: preliminary plans

\$1,142,000 project costs to be allocated: \$104,000 working drawings; \$1,038,000 construction (\$849,000 contract; \$59,000 contingency; \$130,000 A & E) at CCCI 4019

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 5, 2002 and the waiting period expired on May 10, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings:	July 2003
Construction Completion	October 2004

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 33

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS, MERCED COUNTY
Science and Engineering Building

Authority: Chapter 52/00, Item 6440-301-0574 (23)

- a. **Approve preliminary plans**
- b. **Approve augmentation** **\$3,476,000**
(6.2 percent of construction costs)
(4.7 percent of total project costs)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 33

University of California, Merced
Science and Engineering Building

Action Requested

The requested action will approve preliminary plans and an augmentation for this project.

Scope Description

This project is within scope. The Science and Engineering Building project will provide 102,000 asf for teaching and research labs, lab support space, faculty and administrative offices for the Divisions of Natural Sciences and Engineering.

Funding and Project Cost Verification

This project is not within cost. After completion of preliminary plans, modifications were made to the building upon request of the University of California Board of Regents. These modifications do not affect the scope of the project but address concerns regarding the need to increase the consistency of design between the first three buildings at the Merced campus, including this science and engineering building. These modifications increased the construction cost of the project by \$3,476,000, which represents approximately 6.2 percent of the construction costs of the facility.

\$77,522,000 total estimated project cost.

\$ 2,500,000 project costs previously allocated: preliminary plans - \$2,500,000

\$75,022,000 project costs to be allocated: working drawings \$2,600,000; construction \$60,124,000 [\$54,926,000 contract; \$2,548,000 contingency; \$2,650,000 A & E] at CCCI 4019, and equipment - \$12,298,000.

CEQA

The University certifies that this project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings: January 2003
Complete construction: December 2004

Staff Recommendation: Approve preliminary plans and an augmentation.

CONSENT ITEMS

CONSENT – ITEM 34

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS, MERCED COUNTY
Library/Information Technology Centers

Authority: Chapter 52/00, Item 6440-301-0574 (24)

- a. **Approve preliminary plans**
- b. **Approve augmentation** **\$963,000**
(2.4 percent of the construction costs)
(1.7 percent of total project costs)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 34

University of California, Merced
Library/Information Technology Centers

Action Requested

The requested action will approve preliminary plans and an augmentation for this project.

Scope Description

This project is within scope. The Library/Information Technology Center project will construct the initial library and information center that will serve as a major instructional and resource facility for the entire campus and will provide key research support to programs in the social sciences and humanities. The 120,000 asf facility will house information resources and services, conventional library services, computer classrooms, video conferencing facilities, instructional technology support services, and other media services. In its initial use, the facility will provide start-up space for student service functions such as admissions, registrar, financial aid, and counseling activities, as well as for campus administration and other office functions until permanent facilities can be constructed for them.

Funding and Project Cost Verification

This project is not within cost. After completion of preliminary plans, modifications were made to the building upon request of the University of California Board of Regents. These modifications do not affect the scope of the project but address concerns regarding the need to increase the consistency of design between the first three buildings at the Merced campus, including this Library/Information Technology Center. These modifications increased the construction cost of the project by \$963,000 which represents approximately 2.4 percent of the construction costs.

\$57,463,000 total estimated project cost.

\$ 1,800,000 project costs previously allocated: preliminary plans - \$1,800,000

\$55,663,000 project costs to be allocated: working drawings \$2,100,000. construction
\$41,265,000 [\$37,363,000 contract; \$1,832,000 contingency; \$2,070,000 A & E]
at CCCI 4019, and equipment - \$12,298,000.

CEQA

The University certifies that this project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings: December 2002
Complete construction: December 2004

Staff Recommendation: Approve preliminary plans and an augmentation.

CONSENT ITEMS

CONSENT – ITEM 35

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS, MERCED COUNTY
Classroom and Office Building

Authority: Chapter 106/01, Item 6449-301-0001(7)

a. Approve preliminary plans

b. Approve augmentation

\$1,500,000
(7.7 percent of construction)
(5.6 percent of total cost)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 35

University of California, Merced
Classroom and Office Building

Action Requested

The requested action will approve preliminary plans and an augmentation for this project.

Scope Description

This project is within scope. The Classroom and Office Building project will provide 60,017 asf for multidisciplinary instructional space for all students at UC Merced, and office space for faculty in the Division of Social Sciences, Humanities, and Arts. In addition, the project will provide classroom and lecture hall space for the campus' other two divisions, Engineering and Natural Sciences. The building will house an auditorium/lecture hall, classrooms, class laboratories and laboratory support space, faculty offices, departmental administrative offices, office support and scholarly activity space.

Funding and Project Cost Verification

This project is not within cost. After completion of preliminary plans, modifications were made to the building upon request of the University of California Board of Regents. These modifications do not affect the scope of the project but address concerns regarding the need to increase the consistency of design between the first three buildings at the Merced campus, including this classroom and office building. These modifications increased the construction cost of the project by \$1,500,000, which represents approximately 7.7 percent of the construction costs of the facility.

\$28,239,000 total estimated project cost.

\$ 833,000 project costs previously allocated: preliminary plans \$833,000

\$27,406,000 project costs to be allocated: working drawings - \$1,018,000; construction - \$21,034,000 [\$19,099,000 contract; \$968,000 contingency; \$967,000 A & E] at CCCI 4019; and equipment - \$5,354,000.

CEQA

The University certifies that this project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings: November 2002

Complete construction: July 2004

Staff Recommendation: Approve preliminary plans and an augmentation.

CONSENT ITEMS

CONSENT – ITEM 36

UNIVERSITY OF CALIFORNIA (6440)
RIVERSIDE CAMPUS, RIVERSIDE COUNTY
Engineering Building, Unit 2

Authority: Chapter 106/01, Item 6440-301-0574(13)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 36

University of California, Riverside
Engineering Building, Unit 2

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The Engineering Building, Unit 2 project will construct a new 98,197 asf multi-disciplinary instruction and research laboratory center for programs in computer Sciences and Engineering and Electrical Engineering.

Funding and Project Cost Verification

This project is within cost.

\$44,438,000	total estimated project cost
\$1,223,000	project costs previously allocated: preliminary plans -- \$1,223,000 (State funds)
\$43,215,000	project costs to be allocated: working drawings -- \$1,835,000 (State funds); construction-- \$40,816,000 (\$36,831,000 contract, \$1,842,000 contingency, \$2,143,000 A & E) at CCCI 4019 (State - \$35,675,000, \$5,141,000 campus gift funds); equipment -- \$564,000 (other campus funds)

CEQA

The University certifies that this project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings:	September 2002
Complete construction:	October 2004

Staff Recommendation: **Approve preliminary plans and the release of working drawing funds.**

CONSENT ITEMS

CONSENT – ITEM 37

UNIVERSITY OF CALIFORNIA (6440)
IRVINE CAMPUS, ORANGE COUNTY
Cal(IT)² Facility

Authority: Senate Bill 4xxx (Peace), Chapter 3/02

a. **Approve project scope and cost**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 37

University of California, Irvine
Cal(IT)² Facility

Action requested

The action requested will approve project scope and cost.

Scope Description

The Cal (IT)² Facility at Irvine project will construct a new building of 68,700 asf sited in the Engineering Quadrangle of the campus, dedicated to research the scientific and technologic components required to bring about the “new internet”. The project will support the California Institute for Telecommunications and Information Technology (Cal (IT)²), one of the four new California Institutes for Science and Technology approved for implementation in the Budget Acts of 2000 and 2001.

Funding and Project Cost Verification

\$54,300,000	Total estimated project cost.
\$3,273,000	Project costs previously allocated: preliminary plans - \$2,153,000 (Cal ISI funds), working drawings - \$1,120,000 (Cal ISI funds)
\$51,027,000	To be allocated: construction - \$25,227,000 (Cal ISI funds, lease revenue bonds), \$10,000,000 (campus funds, Garamendi bond), \$10,800,000 (gift funds); equipment - \$5,000,000 (federal funds).

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: August 2004

Staff Recommendation: Approve project scope and cost.

CONSENT ITEMS

CONSENT – ITEM 38

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT,
SKYLINE COLLEGE, SAN MATEO COUNTY
Seismic Retrofit – Gym, Bldg # 3

Authority: Chapter 106/01, Item 6870-301-0574 (62)

- a. **Approve preliminary plans**
- b. **Recognize cost increase** **\$136,000**
(9.5 percent of construction costs)
(7.9 percent of total project costs)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 38

California Community Colleges
San Mateo County Community College District, Skyline College, San Mateo County
Seismic Retrofit – Gym, Bldg # 3

Action Requested

The requested action will approve preliminary plans, the release of working drawing funds, and recognize a cost increase.

Scope Description

The project is within scope. This project will reconstruct the gymnasium to meet code requirements for structural safety. The building was identified in the 1998 Division of the State Architect Report as a high-risk building in need of extensive repair.

Funding and Project Cost Verification

The project is not within cost. Increases in the cost of structural steel members and welding have increased the estimated completion cost. An additional amount of \$136,000 is recommended for inclusion in the project budget.

\$1,724,000 total estimated project costs

\$89,000 project costs previously allocated for preliminary plans

\$1,499,000 project costs to be allocated: working drawings \$68,000, construction \$1,431,000 (contracts \$1,227,000, contingency \$86,000, testing, inspection, A & E and construction management \$118,000) at CCCCI 4019

\$136,000 cost increase (9.9 percent of total construction contracts cost)

CEQA

A Negative Declaration was filed with the State Clearinghouse on October 1, 2001, and the waiting period expired on November 6, 2001.

Project Schedule

The project schedule is as follows:

Complete construction October 2003

Staff Recommendation: Approve preliminary plans, the release of working drawing funds, and recognize a cost increase.

CONSENT ITEMS

CONSENT – ITEM 39

CALIFORNIA COMMUNITY COLLEGES (6870)
CERRITOS COMMUNITY COLLEGE DISTRICT,
CERRITOS COLLEGE, LOS ANGELES COUNTY
Science and Math Complex – Life Safety

Authority: Chapter 106/01, Item 6870-301-0574 (11)

- a. Recognize increase in project costs **\$1,797,000**
(12 percent of construction costs)
(11 percent of total project costs)
- b. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 39

California Community Colleges
Cerritos Community College District, Cerritos College, Norwalk, Los Angeles County
Math and Science Complex – Life Safety

Action Requested

The requested action will recognize an increase in project costs, approve preliminary plans and the release of working drawing funds for this project.

Scope Description

The project is within scope. The authorized project demolishes two unsafe buildings and constructs a 34,212 asf replacement science and math complex. The space consists of 10,602 asf lecture, 21,140 asf laboratory, and 2,470 asf other space. These amounts include a 660 asf laboratory room that was included in the drawings in the approved project but erroneously excluded in the summary of project space.

Funding and Project Cost Verification

The project is not within cost. Project costs have increased by \$1,797,000 (12 percent of construction, 11 percent of total project costs). Soil tests have shown that the college site may have a greater propensity for liquefaction in an earthquake, therefore necessitating a redesign of the project foundation resulting in an increase in project costs. Recent code changes require a more extensive fire detection/alarm system than was contemplated and budgeted for in the original submittal. Likewise, recent changes in allowable energy standards for state buildings have also resulted in higher costs by requiring the redesign of the lighting and cooling systems at an increased cost. A 20-day letter was sent to the Legislature on April 19, 2002, without comment.

\$18,089,000 total estimated project costs

\$646,000	state funding previously allocated: preliminary plans \$646,000
\$15,646,000	state funding to be allocated: working drawings \$568,000, construction \$14,646,000 (\$13,242,000 contracts, \$662,000 contingency, \$265,000 construction management, \$212,000 administration, \$265,000 testing and inspection) at CCCI 4019 and Equipment \$432,000 at EPI 2564.
\$1,797,000	project costs to recognize: construction \$1,797,000 (\$1,639,000 contracts, \$82,000 contingency, \$33,000 construction management, \$26,000 administration, \$17,000 testing and inspection) at CCCI 4019.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 13, 2002 and the waiting period expired on March 20, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings:	January 2003
Complete construction:	August 2004

Staff Recommendation: **Recognize an increase in project costs, approve preliminary plans and the release of working drawing funds.**

CONSENT ITEMS

CONSENT – ITEM 40

CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT,
LOS ANGELES SOUTHWEST COLLEGE, LOS ANGELES COUNTY
Seismic Replacement – Student Services

Authority: Chapter 50/99, Item 6870-301-0574 (40)

a. Recognize scope change

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 40

California Community Colleges, Los Angeles Community College District, Los Angeles
Southwest College, Seismic Replacement – Student Services

Action requested

The requested action will recognize a scope change for this project.

Scope Description

This project is not within scope. The authorized scope of the project constructs a two-story science building totaling 20,420 assignable square feet (asf) with 725 asf laboratory, 15,615 asf office, and 4,080 asf other spaces. The district passed a local bond in April 2001 and will be building a locally funded third floor to this project. The project's original scope was to construct a replacement building demolished in 1991 that straddled a seismic fault. The revised scope will result in a student services building that meets the District's present-day needs by constructing a 41,303 asf facility with 38,743 asf office and 2,560 asf of other space. A 20-day letter was sent to the Legislature on April 19, 2002, without comment.

Funding and Cost Verification

This project is within cost. The state funded portion of the project will remain at \$7,611,000. The estimated cost of the proposed scope change to add an additional floor is \$6,564,000, and will be entirely funded by the District. With locally funded and state funded activities in the same building, it would be difficult to obtain reliable, cost effective bids for the work as separate projects with separate bid documents. To address this concern, it is proposed that the locally-funded activities be incorporated into the state project. The District has committed a total of \$6,564,000 to all costs related to this added scope and any additional costs for this facility shall be borne by the District. There has been no change in the amount of the state funding for this project.

\$14,175,000	total estimated project costs
\$578,000	state funds previously allocated: preliminary plans \$252,000 and working drawings \$326,000
\$7,033,000	state funds to be allocated: construction \$6,595,000 (\$5,863,000 contracts, \$294,000 contingency and \$438,000 tests and inspections, architectural oversight during construction, and construction management) at CCI 4019 and \$438,000 equipment at EI 2564.
\$6,564,000	locally funded increase in project costs: preliminary plans \$200,000, working drawings \$390,000 and construction \$5,974,000 (contract \$5,529,000, \$445,000 construction management and architectural oversight during construction) at CCI 4019.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 10, 2000, and the waiting period expired on April 11, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: December 2004

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 41

CALIFORNIA COMMUNITY COLLEGES (6870)
MT. SAN ANTONIO COMMUNITY COLLEGE DISTRICT,
MT. SAN ANTONIO COLLEGE, LOS ANGELES COUNTY
Science Building Replacement

Authority: Chapter 106/01, Item 6870-301-0574 (38)

a. Recognize scope change

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 41

California Community Colleges, Mt. San Antonio Community College District, Mt. San Antonio College, Science Building Replacement

Action requested

The requested action will recognize a scope change for this project.

Scope Description

This project is not within scope. The authorized scope of the project constructs a two-story science building totaling 41,750 assignable square feet (asf) with 36,248 asf laboratory, 4,448 asf office, and 1,054 asf other spaces. The district passed a local bond in November 2001 and will be building a locally funded ancillary science facility next to this project. In order to make room for the second building, the footprint of the state funded project must change. The state project has been redesigned to encompass a smaller footprint and add a third floor. There has also been an increase of 1,606 asf and 3,052 gsf. The new project scope will have 43,356 asf, including 37,848 asf laboratory, 4,377 asf office, and 1,131 asf other space. A 20-day letter was sent to the Legislature on April 19, 2002, without comment.

Funding and Cost Verification

This project is within cost. The state funded portion of the project will remain at \$20,690,000. The above change in project scope will raise total costs by an estimated \$1,332,000, and will be funded by the District. With locally funded and state funded activities in the same building, it would be difficult to obtain reliable, cost effective bids for the work as separate projects with separate bid documents. To address this concern, it is proposed that the locally-funded activities be incorporated into the state project. The District has committed a total of \$6,564,000 to all costs related to this added scope and any additional costs for this facility shall be borne by the District. There has been no change in the amount of the state funding for this project.

\$22,022,000 total estimated project costs

\$753,000 project costs previously allocated: preliminary plans

\$19,937,000 project costs to be allocated: working drawings \$732,000, construction \$18,879,000 (\$17,104,000 contracts, \$855,000 contingency and \$920,000 tests and inspections, architectural oversight during construction, and construction management) at CCI 4019 and \$326,000 equipment at EI 2564

\$1,332,000 Locally funded increase in project costs: preliminary plans \$37,000, working drawings \$38,000 and construction \$937,000 (contract \$906,000, \$31,000 construction management and architectural oversight during construction) at CCI 4019 and \$320,000 equipment at EPI 2564

CEQA

The project has not yet completed its efforts to comply with the California Environmental Quality Act.

Project Schedule

The project schedule is as follows:

Approve preliminary plans	June 2002
Complete construction:	July 2005

Staff Recommendation: **Recognize scope change.**

CONSENT ITEMS

CONSENT – ITEM 42

**CALIFORNIA COMMUNITY COLLEGES (6870)
SAN BERNARDINO COMMUNITY COLLEGE DISTRICT,
SAN BERNARDINO VALLEY COLLEGE, SAN BERNARDINO COUNTY**
Seismic Replacement – Art/Art Gallery Building

Authority: Chapter 52/00, Item 6870-301-0574 (56)

- a. **Recognize scope change**
- b. **Recognize increase in project costs** **\$202,000**
(13.9 percent of construction costs)
(13.4 percent of total project costs)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 42

California Community Colleges, San Bernardino Community College District, San Bernardino Valley College, Seismic Replacement – Art/Art Gallery Building

Action Requested

The requested action will recognize a scope change and an increase in project costs for this project.

Scope Description

This project is not within scope. The authorized scope of the project constructs a 17,623 assignable square feet (asf) building with 13,846 asf of laboratory space, 1,521 asf of office space and 2,256 asf of other spaces to house programs in the visual arts. The total asf of the project has changed from 17,623 asf to 16,063 asf consisting of 12,751 asf of laboratory space, 1,073 asf of office space and 2,239 asf of other spaces. The reduction in asf is a result of design efficiencies that include deletion of a film equipment room and the combination of two laboratory spaces into one and the reduction of office spaces to conform to district standards. The original scope proposed constructing the new buildings and then demolishing the old buildings (i.e., “build-tear down”). As the project began, it was determined that a phased construction schedule needed to be implemented to avoid disruption of classes during construction and because the utility tie-ins were located under the buildings slated to be demolished. As a result, the project needs to proceed as a tear-down build on a phased basis. Consequently, site development costs have increased for more demolition and infrastructure work and to replace a fire access road.

Funding and Cost Verification

This project is not within cost. Project costs for the state-funded portion of the project have increased by \$202,000 (13.9% of construction, 13.4% of total project costs). Due to further

refinement of project schedule and phasing, the original proposals that were to include all demolition and landscaping infrastructure for all Federal Emergency Management Act (FEMA) replacement projects on the Valley campus were rescinded and the costs for that work were redistributed among the five replacement projects. This project now includes its proportionate share of the cost for demolition and infrastructure work including a fire access road. A 20-day letter was sent to the Legislature on April 19, 2002, without comment.

\$1,711,000	total estimated project costs (state funded portion)
\$52,000	project costs previously allocated: working drawings
\$1,457,000	project costs to be allocated: construction \$1,457,000 (\$1,261,000 contracts, \$63,000 contingency and \$133,000 tests and inspections, architectural oversight during construction, and construction management) at CCCI 4019
\$202,000	project costs to recognize: construction \$202,000 (contract \$184,000, \$18,000 construction management and architectural oversight during construction) at CCCI 4019

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 28, 2000, and the waiting period expired February 2, 2001.

Project Schedule

The project schedule is as follows:

Complete project: November 2004

Staff Recommendation: Recognize a scope change and an increase in project costs.

CONSENT ITEMS

CONSENT – ITEM 43

CALIFORNIA COMMUNITY COLLEGES (6870)
LONG BEACH COMMUNITY COLLEGE DISTRICT
LONG BEACH CITY COLLEGE, LOS ANGELES COUNTY
Child Development Center

Authority: Chapter 50/99, Item 6870-301-0574(37)
Chapter 106/01, Item 6870-301-0574 (26)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 43

California Community Colleges, Long Beach City College, Child Development Center

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The authorized project is for an 11,300 ASF child development center with 900 ASF of laboratory space, 1,250 ASF of office space and 9,150 ASF of other types of space including 7,950 ASF for child development services.

Funding and Project Cost Verification

This project is within cost.

\$4,139,000 total estimated project costs

\$102,000 project costs previously allocated: preliminary plans

\$4,037,000 project costs to be allocated: working drawings \$232,000; construction \$3,608,000 (\$3,215,000 contracts, \$161,000 contingency, \$232,000 administration, testing, inspection) at CCCI 4019, and equipment \$197,000 at EI 2564.

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 26, 2000, and the waiting period expired on May 26, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings: August 2002

Complete construction: September 2003

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 44

CALIFORNIA COMMUNITY COLLEGES (6870)
MT. SAN ANTONIO COMMUNITY COLLEGE DISTRICT
MT. SAN ANTONIO COLLEGE, LOS ANGELES COUNTY
Seismic Retrofit – Four Buildings

Authority: Chapter 106/01, Item 6870-301-0574 (37)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 44

California Community Colleges, Mt. San Antonio College, Seismic Retrofit – Four Buildings

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The authorized project seismically retrofits four buildings (1B-3, 1C-1, 5 and 5A). The buildings will be seismically strengthened in order to adequately perform in a seismic event. Fire/life safety and ADA concerns will also be mitigated.

Funding and Project Cost Verification

This project is within cost.

\$2,058,000 total estimated project costs

\$89,000 project costs previously allocated: preliminary plans

\$1,969,000 project costs to be allocated: working drawings \$89,000; construction
\$1,880,000 (\$1,651,000 contracts, \$116,000 contingency, \$113,000
administration, testing, inspection) at CCCI 4019

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 3, 2002, and the waiting period expired on May 7, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: August 2002

Complete construction: July 2003

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 45

CALIFORNIA COMMUNITY COLLEGES (6870)
NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT
CYPRESS COLLEGE, ORANGE COUNTY
Library/Learning Resource Center

Authority: Chapter 891/01, Item 6870-301-0574 (b) 11

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 45

California Community Colleges, Cypress College, Library/Learning Resource Center

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The authorized scope constructs a 43,470 asf library/learning resource center with the following asf: 29,310 library; 7,790 laboratory; 3,990 AVTV; 1,700 office; and 500 other.

Funding and Project Cost Verification

This project is within cost.

\$14,545,000 total estimated project costs

\$650,000 project costs previously allocated: preliminary plans

\$13,895,000 project costs to be allocated: working drawings \$499,000; construction \$12,885,000 (\$11,623,000 contracts, \$581,000 contingency, \$681,000 administration, testing, inspection, construction management) at CCCI 4019 and equipment \$511,000 at EI 2546.

CEQA

A Notice of Determination was filed with the State Clearinghouse on March 26, 2002, and the waiting period expired on April 24, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: September 2003

Complete construction: February 2005

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 46

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN JOAQUIN DELTA COMMUNITY COLLEGE DISTRICT
SAN JOAQUIN DELTA COLLEGE, SAN JOAQUIN COUNTY
Electrical Systems Safety Improvements

Authority: Chapter 106/01, Item 6870-301-0574 (56)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 46

California Community Colleges, San Joaquin Delta College
Electrical Systems Safety Improvements

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The authorized project provides the electrical infrastructure to correct electrical deficiencies and safety issues in five buildings.

Funding and Project Cost Verification

This project is within cost.

\$3,054,000 total estimated project costs

\$160,000 project costs previously allocated: preliminary plans

\$2,894,000 project costs to be allocated: working drawings \$128,000; construction \$2,766,000 (\$2,400,000 contracts, \$168,000 contingency, \$198,000 administration, testing, inspection) at CCCI 4019

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 22, 2000, and the waiting period expired on March 28, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings: October 2002

Complete construction: July 2004

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 47

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN BERNARDINO COMMUNITY COLLEGE DISTRICT
SAN BERNARDINO VALLEY COLLEGE, SAN BERNARDINO COUNTY
Administration Building – Seismic Replacement/FEMA

Authority: Chapter 106/01, Item 6870-301-0574 (52.2)

- a. Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 47

California Community Colleges, San Bernardino Valley College, Administration Building –
Seismic Replacement/FEMA

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The authorized project provides construction to replace existing Administration building consisting of 24,123 assignable square feet (asf). The project consists of 1,003 assignable square feet of laboratory space, 19,991 asf of office space, 1,734 asf of library space, 206 asf of av/tv space and 1,189 asf other spaces.

Funding and Project Cost Verification

This project is within cost.

\$2,451,000 total estimated project costs (state-funded portion)

\$91,000 project costs previously allocated: working drawings

\$2,450,000 project costs to be allocated: construction \$2,450,000 (\$2,218,000 contracts, \$105,000 contingency and \$127,000 tests and inspections, architectural oversight during construction, and construction management) at CCI 4019.

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 28, 2000, and the waiting period expired February 2, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: January 2003

Complete construction: August 2004

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 48

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN BERNARDINO COMMUNITY COLLEGE DISTRICT
SAN BERNARDINO VALLEY COLLEGE, SAN BERNARDINO COUNTY
Campus Center Building – Seismic Replacement/FEMA

Authority: Chapter 106/01, Item 6870-301-0574 (52.1)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 48

California Community Colleges, San Bernardino Valley College, Campus Center Building –
Seismic Replacement/FEMA

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The authorized project provides construction to replace the existing Campus Center building consisting of 26,345 assignable square feet (asf). The project consists of 1,595 asf of laboratory space, 8,446 asf of office space, 153 asf of library space, 111 asf of av/tv space and 16,040 asf other spaces.

Funding and Project Cost Verification

This project is within cost.

\$1,714,000 total estimated project costs (state-funded portion)

\$61,000 project costs previously allocated: working drawings

\$1,653,000 project costs to be allocated: construction \$1,653,000 (\$1,488,000 contracts, \$70,000 contingency, \$95,000 administration, testing, inspection) at CCCI 4019.

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 28, 2000, and the waiting period expired February 2, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: August 2002
Complete construction: January 2004

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 49

CALIFORNIA COMMUNITY COLLEGES (6870)
STATE CENTER COMMUNITY COLLEGE DISTRICT
REEDLEY COLLEGE, FRESNO COUNTY
Learning Resource Center Reconstruction and Addition

Authority: Chapter 891/01, Item 6870-301-0574 (b)(23)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 49

California Community Colleges, Reedley College
Learning Resource Center Reconstruction and Addition

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The authorized project reconstructs 13,609 asf and adds 10,570 asf to the existing library for a total of 24,179 asf affected space.

Funding and Project Cost Verification

This project is within cost.

\$5,880,000 total estimated project costs

\$187,000 project costs previously allocated: preliminary plans

\$5,693,000 project costs to be allocated: working drawings \$195,000; construction
\$4,769,000 (\$4,223,000 contracts, \$236,000 contingency, \$310,000
administration, testing, inspection) at CCCI 4019, and equipment \$729,000 at
EI 2564

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 13, 2001, and the waiting period expired on December 18, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: February 2004

Complete construction: September 2005

Staff Recommendation: Approve preliminary plans.

ACTION ITEMS

ACTION – ITEM

No Action Items.

ACTION ITEMS

STAFF ANALYSIS – ITEM

No Action Items.

OTHER BUSINESS

REPORTABLES

To be presented at meeting.

Respectfully Approved,

JAMES E. TILTON
Administrative Secretary

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